

CITY COUNCIL
ATLANTA, GEORGIA

03-0 -1079

AN ORDINANCE
BY: ZONING COMMITTEE Z-03-41
DATE FILED: 6-10-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1544-1558 Beecher Street, S.W.**, be changed from the **R-LC-C (Residential-Limited Commercial-Conditional)** District to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **150** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-5

LEGAL DESCRIPTION

**POLITICAL
(TO BE RE-ZONED)**

14 ALL THAT TRACT or parcel of land lying and being in Land Lot 150 of the
th District, Fulton County, Georgia, being more particularly described as follows:
14 150 11 17, 18, 28

BEGINNING at a point marked by an iron pin on the southwesterly side of Beecher Street 170.0 feet northwesterly from the intersection of the southwesterly side of Beecher Street and the northwesterly side of Cascade Avenue; thence running in a northwesterly but more westerly direction along the southwesterly side of Beecher Street a distance of 63.7 feet to a point; thence continuing along the southwesterly side of Beecher Street a distance of 51.2 feet to a point marked by an iron pin; thence in a southwesterly direction a distance of 157.4 feet to a point marked by an iron pin; thence in a northwesterly but more westerly direction 53.0 feet to a point marked by an iron pin; thence in a southwesterly direction 38.2 feet to a point marked by an iron pin; thence easterly a distance of 27.07 feet to a point marked by an iron pin; thence southeasterly a distance of 143.5 feet to a point marked by an iron pin, which iron pin is 140.0 feet northwesterly from the northwest side of Cascade Avenue; thence in a northeasterly direction a distance of 51.0 feet to a point marked by an iron pin; thence continuing in a northeasterly direction 154.7 feet to a point marked by an iron pin on the southwesterly side of Beecher Street at the point or place of beginning, being improved property known as 1544 Beecher Street, according to the present system of numbering in the City of Atlanta, Georgia.

2-03-41

